



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Communications (September 13 through September 27, 1995)

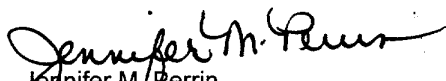
MEETING DATE: October 4, 1995

PREPARED BY: City Clerk

RECOMMENDED ACTION: That the City Council, by motion action, set a Public Hearing for November 1, 1995 to consider appeal received from Suresh Bhakta to waive fee for connection to public sanitary sewer system at 1201 East Lockeford Street, Lodi.

BACKGROUND INFORMATION: The City of Lodi received a letter of appeal from Suresh Bhakta appealing the fees for connection to the public sanitary sewer system at 1201 East Lockeford Street, Lodi. It is, therefore, recommended that the City Council set the matter for Public Hearing for the meeting of November 1, 1995.

FUNDING: None required.


Jennifer M. Perrin
City Clerk

Attachment

APPROVED: _____

THOMAS A. PETERSON
City Manager

**SURESH M.BHAKTA
1201 E.LOCKEFORD ST.
LODI,CA 95240
(209) 367-4553**

SEPT.13,1995

JENNIFER M. PERRIN
CITY HALL, CITY OF LODI
CITY HALL, 221 W. PINE ST.
LODI, CA 95241-1910

**SUBJECT: Fee for connection to public sanitary sewer system at
1201 East lockeford Street.**

Dear Ms. Perrin.

I would like to appeal and waived the partial Fees as shown invoice # E-1317
\$ 13,000.15 , (copy attached herewith) and Plan & Building permit cost
\$ 5522.75 which total of \$ 18,527.90. it is too high fee for me to pay. which I
can not afford it.

I like to request for installment payments or differed payments for the fees for
longest time as much as 20 years if possible or allowable longest time in the past.

THANK YOU,

Very truly yours,


SURESH M.BHAKTA

cc: Sharon Welch, Assoc. Civil Engineer

CITY COUNCIL

STEPHEN J. MANN, Mayor
DAVID P. WARNER
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6842

H. DIXON FLYNN
City Manager
JENNIFER M. PERRIN
City Clerk
City Attorney

August 21, 1995

Mr. and Mrs. Suresh Bhakta
1201 E. Lockeford Street
Lodi, California 95240


SUBJECT: Construction Application #9299
1201 E. Lockeford Street, Lodi, California

Your construction application has been reviewed by the Public Works Department for conformance with City requirements. The requirements are described on the attached sheet which has been forwarded to the Building Division for inclusion in your permit.

The **CONSTRUCTION REQUIREMENTS** and **FEES** sections will be handled by the Building Division in conjunction with the issuance of your Building Permit.

Payment of Development Impact Mitigation Fees is also required on this project. In addition, there are outstanding reimbursement agreement fees for sanitary sewer main extension, street paving and lift station installation that affect your property. Due to the amount and detail of the fee calculations, a separate billing has been prepared and is attached to this letter. Payment of all fees is required prior to issuance of your building permit.

Should you have any questions, please call me at 333-6800 ext. 659.



Sharon A. Welch
Associate Civil Engineer

cc: Building Division

STATEMENT
FINANCE DEPARTMENT
CITY OF LODI

City Hall / 221 West Pine Street / P.O. Box 3006 / Lodi, CA 95241-1910
Telephone (209) 334-5634

CITY OF LODI
Please detach and
return this stub
with your payment.

Bhakta

Mr. and Mrs. Suresh Bhakta
1201 E. Lockeford St.
Lodi, CA 95240

8/21/95

8/21/95

DATE

DATE

E-1317

E-1317

INVOICE NO.

INVOICE NO.

Make your check payable to CITY OF LODI

	AMOUNT		AMOUNT	
Fees for connection to public sanitary sewer system at 1201 East Lockeford Street				
Development Impact Mitigation Fees, per attached Development Impact Mitigation Fee Summary Sheet	\$ 805	60	\$ 805	60
Fees per Reimbursement Agreements:				
80 S 06 Lift station installation 0.76 AC @ \$3,500.00/AC	2,660	00	2,660	00
82 S 01 Sanitary sewer main extension 129 LF @ \$12.08/LF	1,558	32	1,558	32
Street pavement installed by City	<u>7,981</u>	<u>23</u>	<u>7,981</u>	<u>23</u>
TOTAL	\$ 13,005	15	\$ 13,005	15
RATE PAID FOR WORK TO BE DONE BY THE CITY IS VALID FOR ONE YEAR.				



MEMORANDUM, City of Lodi, Public Works Department

To: Chief Building Official
From: Associate Civil Engineer - Development Services
Date: August 21, 1995
Subject: Construction Application #9299
1201 E. Lockeford Street, Lodi, California

CONSTRUCTION REQUIREMENTS:

Please add the following construction requirements to the Plans and the Building Permit for the subject project:

- Install a cleanout conforming to Standard Plan 201 on the sewer service.

FEES:

Please collect the following Public Works fees at the time of issuance of the Building Permit:

- Wastewater Connection Fee for 2.25 SSU's (\$4,722.75). (017.0-752)
- Wastewater Service Charges for Work by City: \$800.00 for 4-inch sanitary sewer service (017.0-766)

ENCROACHMENT PERMIT:

The following work is a condition of the Building Permit and should be marked on the Plans. The work is to be done prior to occupancy under the terms of an encroachment permit from the Public Works Department:

- None required.

ADDITIONAL ITEMS:

The following additional items are required of the project and will be handled by the Public Works Department:

- Payment of Development Impact Mitigation Fees for sanitary sewer and Reimbursement Agreement fees for sanitary sewer main extension, street paving and lift station installation is required prior to issuance of the Building Permit.

Please notify the Development Services Section when the fees to be collected by the Building Division are paid.

Thank you,

A handwritten signature in cursive script, appearing to read "Sharon A. Welch".

Sharon A. Welch
Associate Civil Engineer

cc: Mr. & Mrs. Suresh Bhakta



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Development Impact Mitigation Fee Summary Sheet

Subdivision: n/a

n/a

n/a

Name

Tract #

File #

Parcel: 1201 E. Lockeford Street, Lodi, CA

9299

Address

Const. Appl. #

048-080-0054

AP #

Developer/Owner: Mr. and Mrs. Suresh Bhakta

Name

1201 E. Lockeford Street, Lodi, CA 95240

Address

Project Description: Connect to public sanitary sewer

GP Land Use Category: M-2

R-1

Parcel

Project (if different)

Fee Category	Account #	P	RAE	Adj.	F	A	T
1) Water Facilities	18.2-661	\$ 5,690.00	1.00		\$ 5,690.00	0.00	\$ 0.00
2) Sewer Facilities - General							\$
- Lift Station							
3) Storm Drainage Facilities	32.6-661	\$ 7,630.00	1.00		\$ 7,630.00	0.00	\$ 0.00
4) Street Improvements - Local	32.7-661	\$ 5,440.00	1.00		\$ 5,440.00	0.00	\$ 0.00
Street Improvements - Regional	33.2-661						\$ 0.00
5) Police Protection Facilities	121.5-661	\$ 1,130.00	1.00		\$ 1,130.00	0.00	\$ 0.00
6) Fire Protection Facilities	121.6-661	\$ 540.00	1.00		\$ 540.00	0.00	\$ 0.00
7) Parks & Recreation Facilities	121.7-661	\$ 11,830.00	1.00		\$ 11,830.00	0.00	\$ 0.00
8) General City Fac. & Prog. Admin.	121.8-661	\$ 6,830.00	1.00		\$ 6,830.00	0.00	\$ 0.00

P = Program Fee per Residential Acre Equivalent (RAE) per Resolution 91-172.

RAE = Residential Acre Equivalent per LMC \$15.64.070, unless adjusted.

Adj. = Checked if RAE is adjusted, see Notes below.

F = Fee per acre (rounded to nearest \$10.00) = P x RAE.

A = Gross acreage per LMC \$15.64.020A & 15.64.060 (rounded to nearest 0.01 acre).

T = Total Fee for service category = A x F.

Total 1-8: \$805.60
due prior to project approval

By: [Signature]

Approved: [Signature]

Record #: _____

Date Billed: 8/21/95

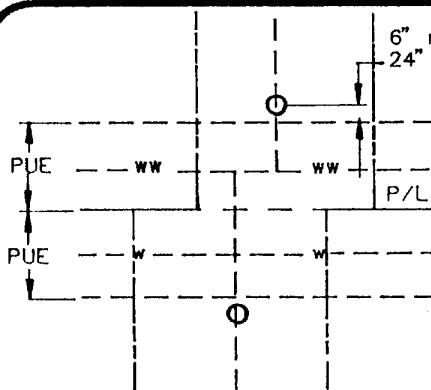
Date Paid: _____ (Fee category 1 thru 8)



CITY OF LODI

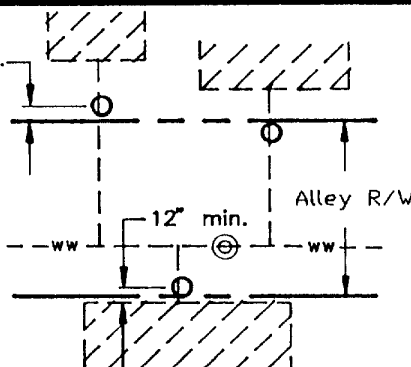
PUBLIC WORKS DEPARTMENT

Wastewater Service Cleanout



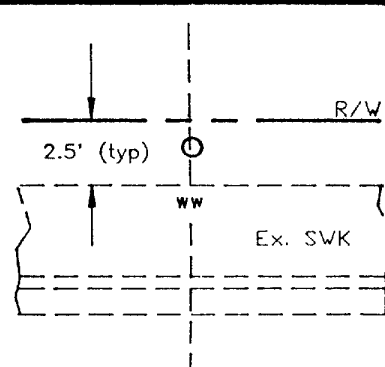
Cleanouts on services at easements installed 6" to 24" outside the easement.

EASEMENT SERVICE



Cleanouts on services at alleys to be installed 6" to 24" outside the alley R/W or 12" within the alley where structures interfere with on-site locations.

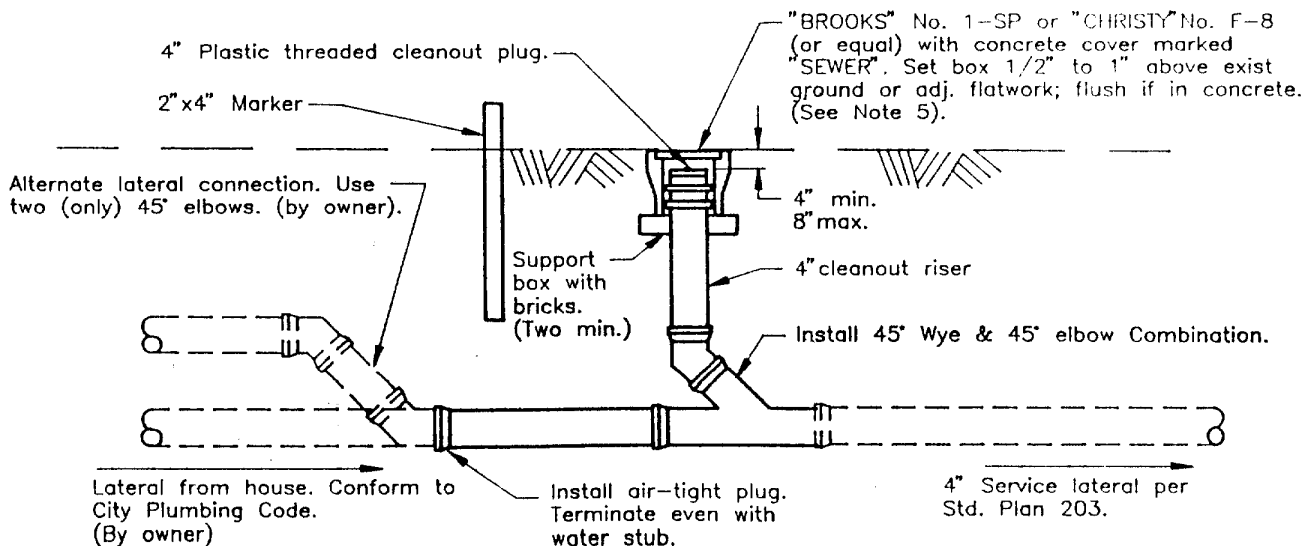
ALLEY SERVICE



Cleanouts on services at streets to be installed between the R/W & B.O.W.

STREET SERVICE

LOCATION DETAILS



- NOTES:**
1. Install cleanout on all 4" wastewater services unless otherwise specified.
 2. 45° Wye & 45° elbow combination shall be Polyvinyl Chloride (PVC) per ASTM D-3034 SDR 35 or Acrylonitrile-Butadiene-Styrene (ABS) per ASTM D-2751, Cast Iron Soil Pipe (ASTM A74, service unit) or Ductile Iron (ASTM A746).
 3. Backfill shall conform to Std. Plan 506.
 4. Maintenance of lateral shall be per City "Wastewater Lateral Maintenance Policy"
 5. In commercial driveways. Use "Christy" G-5 box W/G-5C lid; in residential driveways replace concrete lid with cast iron lid.

Related Plans: 203,506

Dr.	No.	Date	Revision	Appr.	Approved By	Date	STD PLAN
Ch.					<i>John H. Kunkler</i>	12-21-93	201
Date	2/93				Public Works Director R.C.L. 17509		



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: November 1, 1995

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, November 1, 1995** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) to consider appeal received from Suresh Bhakta to waive fee for connection to public sanitary sewer system at 1201 East Lockeford Street, Lodi

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.


If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, P.O. Box 3006, at or prior to the Public Hearing.

By Order of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: October 5, 1995

Approved as to form:


John Luebberke
Deputy City Attorney



DECLARATION OF MAILING

Public Hearing - APPEAL OF SURESH BHAKTA (WAIVE FEES)

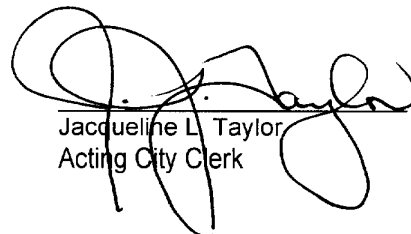
On October 5, 1995 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 5, 1995, at Lodi, California.

Jennifer M. Perrin
City Clerk



Jacqueline L. Taylor
Acting City Clerk



CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: PUBLIC HEARING ON NOVEMBER 1, 1995 TO CONSIDER APPEAL OF
SURESH BHAKTA TO WAIVE FEE FOR CONNECTION TO PUBLIC
SANITARY SEWER SYSTEM AT 1201 EAST LOCKEFORD STREET

PUBLISH DATE: SATURDAY, OCTOBER 7, 1995

TEAR SHEETS WANTED: ONE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN
CITY CLERK

DATED: OCTOBER 5, 1995

ORDERED BY:

A handwritten signature in black ink, appearing to read "J. Taylor", is written over a horizontal line.

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK